

COORDINATED DEVELOPMENT DISTRICT-EISENHOWER WEST
GREENHILL SOUTH
ALEXANDRIA, VIRGINIA

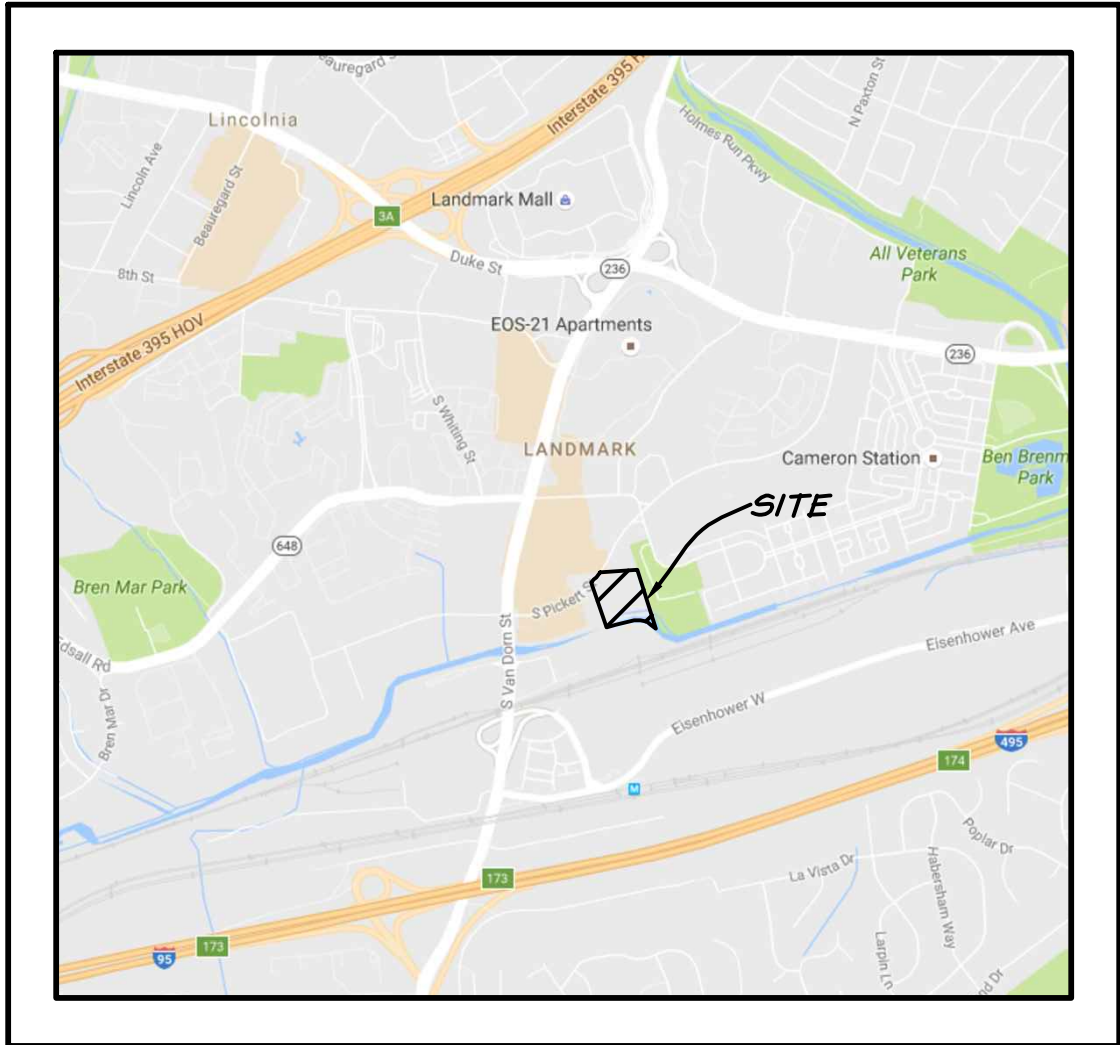
ZONING TABULATIONS

SITE ADDRESSES & TAX MAP NUMBERS: 067.02-02-11 (600 S PICKETT ST)
EXISTING ZONE: I (INDUSTRIAL)
PROPOSED ZONE: COORDINATED DEVELOPMENT DISTRICT (CDD)
SMALL AREA PLAN DISTRICT: EISENHOWER WEST
EXISTING SITE AREA: 270,176 SF OR 6.202 AC (EXCLUDES RIGHT-OF-WAY)
EXISTING USE: OFFICE/COMM WHSE
PROPOSED USE: MULTI-FAMILY RESIDENTIAL, RETAIL/COMMERCIAL SPACE, AND CIVIC USES
PROPOSED SITE AREA (EXCLUDING R.O.W.): 118,746.8 S.F. OR 2.727 AC.
GROSS FLOOR AREA PROPOSED:

	RETAIL/COMMERCIAL SPACE	OFFICE/COMMERCIAL SPACE	RESIDENTIAL*	ABOVE GRADE COVERED PARKING	TOTAL**
GROSS FLOOR AREA	19,900 GSF	0 GSF	901,700 GSF	52,000 SF	973,600 GSF

* ASSUMES 1,000 GSF PER UNIT (901 UNITS)
** SPECIFIC SQUARE FOOTAGES AND/OR USES FOR EACH BLOCK CAN BE ADJUSTED TO MOVE UP TO 30% OF EACH BLOCK SQUARE FOOTAGE OR 30% OF A USE TO ANOTHER BLOCK IN THE CDD. CIVIC USE TO COME FROM OFFICE/COMMERCIAL SPACE SQUARE FOOTAGE.

MAXIMUM FAR (I- ZONE): 0.85
EXISTING FAR UNDER CURRENT ZONING: 270,176 S.F. OR 6.202 AC. - I ZONE - MAX S.F. = 229,650 S.F.
MAXIMUM FAR IN CDD #28 PER EISENHOWER WEST SAP: FAR WITH A CDD IS BASED ON HEIGHT UP TO 5 TO 15 STORIES.
PROP. FLOOR AREA: 973,700 S.F.
EXISTING ALLOWABLE BUILDING HEIGHT: 50 FT
HEIGHT ALLOWED BY MASTER PLAN: 5 TO 15 STORIES
BLOCK A HEIGHT PROPOSED: 5 TO 15 STORIES
BLOCK B HEIGHT PROPOSED: 5 TO 15 STORIES
APPROXIMATE TOTAL AREA DISTURBED: 5.44 AC OR 236,902 SF
EXISTING ADT: 585 VPD
PROPOSED ADT: 4,288 VPD
PROPOSED OPEN SPACE: 68,224.55 S.F. OR 1.56 AC.
BASE FLOOD ELEVATION: 88'



VICINITY MAP

SCALE 1"= 2000'

PARKING

ALL PARKING WILL BE PROVIDED AS REQUIRED BY CODE AT THE TIME OF DSUP REVIEW.

SANITARY NARRATIVE

THIS PROJECT PROPOSES ITS OWN SANITARY SEWER SYSTEM. IT WILL ULTIMATELY OUTFALL INTO THE EXISTING 24" RCP SANITARY PIPE. NO ADDITIONAL ANALYSIS REQUIRED.

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY S. PICKETT STREET; TO THE SOUTH BY BACKLICK RUN; TO THE EAST BY ARMISTEAD BOOTHE PARK; AND TO THE WEST BY INDUSTRIAL SPACES. THIS PROJECT CONSISTS OF THE DEVELOPMENT OF RESIDENTIAL MULTI-FAMILY UNITS OVER RETAIL/COMMERCIAL SPACE. A COMBINATION OF LANDSCAPE AND HARDSCAPE WILL BE PROVIDED IN THE OPEN SPACE AREAS. A TRAIL IN BACKLICK RUN IS THE SPECIAL AMENITY CURRENTLY PROVIDED IN THE DESIGN.

A REZONING TO NEW CDD#28 AND HAS BEEN REQUESTED IN ASSOCIATION WITH THIS CDD CONCEPT PLAN REQUEST. A TEXT AMENDMENT TO ESTABLISH THE NEW CDD#28 ZONE WOULD BE REQUIRED IN CONNECTION WITH THIS REQUEST.

THE ADJACENT PROPERTIES WILL BE PROTECTED FROM ADVERSE EFFECTS OF THE PROPOSED DEVELOPMENT BY THE STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND BY REDUCING THE OVERALL RUNOFF FROM THE DEVELOPMENT. NO SCENIC AREAS ARE PRESENT ON THE SITE. NATURAL FEATURES OF THE SITE INCLUDE THE BACKLICK RUN AREA AND ASSOCIATED RPA. THE ON AND OFFSITE IMPROVEMENTS WILL BE PROVIDED AT THE DSUP PHASES OF DEVELOPMENT IN ACCORDANCE WITH THE PHASING PLAN AND TRIGGERS PROVIDED IN THE TRAFFIC STUDY.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM S. PICKETT ST.

PHASING NARRATIVE

BLOCK A WILL BE DEVELOPED FIRST. THE SURROUNDING INFRASTRUCTURE WILL BE CONSTRUCTED WITH BLOCK A, THAT INCLUDES THE ADJACENT PORTIONS OF STREET A AND C AND THE FULL STREET B. WHEN BLOCK B IS CONSTRUCTED, THE BALANCE OF STREET A AND C WILL BE INSTALLED ALONG WITH STREET D IN ITS ENTIRETY.

STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES NARRATIVE

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON-SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF MULTIPLE, CITY-APPROVED BMP FACILITIES OR STRUCTURES TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT. IT IS UNDERSTOOD THAT THE PORTIONS OF THE SITE THAT ARE LOCATED WITHIN THE EISENHOWER SMALL AREA PLAN WILL BE REQUIRED TO MEET THE MORE STRINGENT STORMWATER REQUIREMENTS OF THE SMALL AREA PLAN. THE EXISTING CONDITION OF THE SITE IS ALMOST 100% IMPERVIOUS. DUE TO THE REQUIRED OPEN SPACE AND LANDSCAPING REQUIREMENTS, A NET DECREASE IN OVERALL RUNOFF IS EXPECTED. THIS WILL BE DEMONSTRATED DURING THE DSUP PROCESS. IF WE CANNOT EFFECTIVELY TREAT A SMALL PORTION OF THE ON-SITE PROPOSED IMPERVIOUS COVER, WE WILL SUBMIT A REQUEST IN WRITING TO PROVIDE AN IN-LIEU PAYMENT FOR THAT PORTION OF IMPERVIOUS AREA.

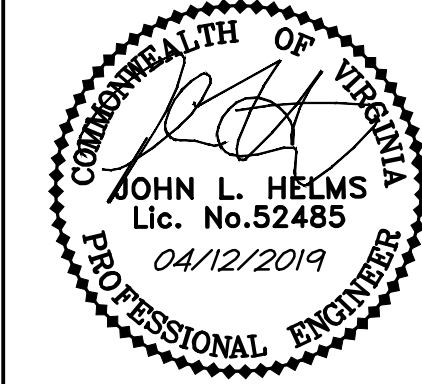
THE BEST MANAGEMENT PRACTICES FOR THIS SITE WILL MEET OR EXCEED THE CITY'S OR THE SMALL AREA PLAN'S REQUIREMENTS FOR PHOSPHORUS REMOVAL, WHICHEVER IS MORE STRINGENT. THIS WILL BE DEMONSTRATED DURING THE DSUP PROCESS.

NOTES:

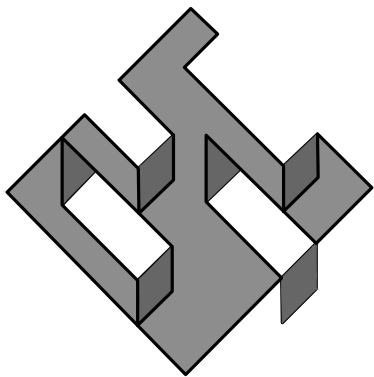
- 1.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ONSITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
- 2.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THE PROPERTY OR AREAS LOCATED WITHIN 1,000 FEET OF A SANITARY LANDFILL. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY.
- 3.) IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
- 4.) THIS PROJECT IS NOT LOCATED WITHIN A COMBINED SEWER AREA.
- 5.) THE MAJORITY OF THE PARKING IN THIS CDD WILL BE PROVIDED UNDERGROUND, EXCEPT AS ALLOWED ACCORDING TO THE EISENHOWER WEST SMALL AREA PLAN.
- 6.) DSUPS ARE REQUIRED TO BE SUBMITTED WITHIN TWO YEARS OF THE APPROVAL OF THE CDD CONCEPT PLAN. THE APPLICANT MUST REQUEST APPROVAL OF A LONGER TIME IN THE CDD CONCEPT APPLICATION.

SHEET INDEX

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C101 PROPOSED BLOCK TABULATIONS - RESIDENTIAL
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C300 CONCEPTUAL SITE PLAN
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C401 CONCEPTUAL HEIGHT PLAN
C402 RIGHT OF WAY DEDICATION
C500 SANITARY PLAN AND CALCULATIONS



DATE	REVISION
02/08/2019	COMPLETENESS SUBMISSION
04/12/2019	COMPLETENESS SUBMISSION



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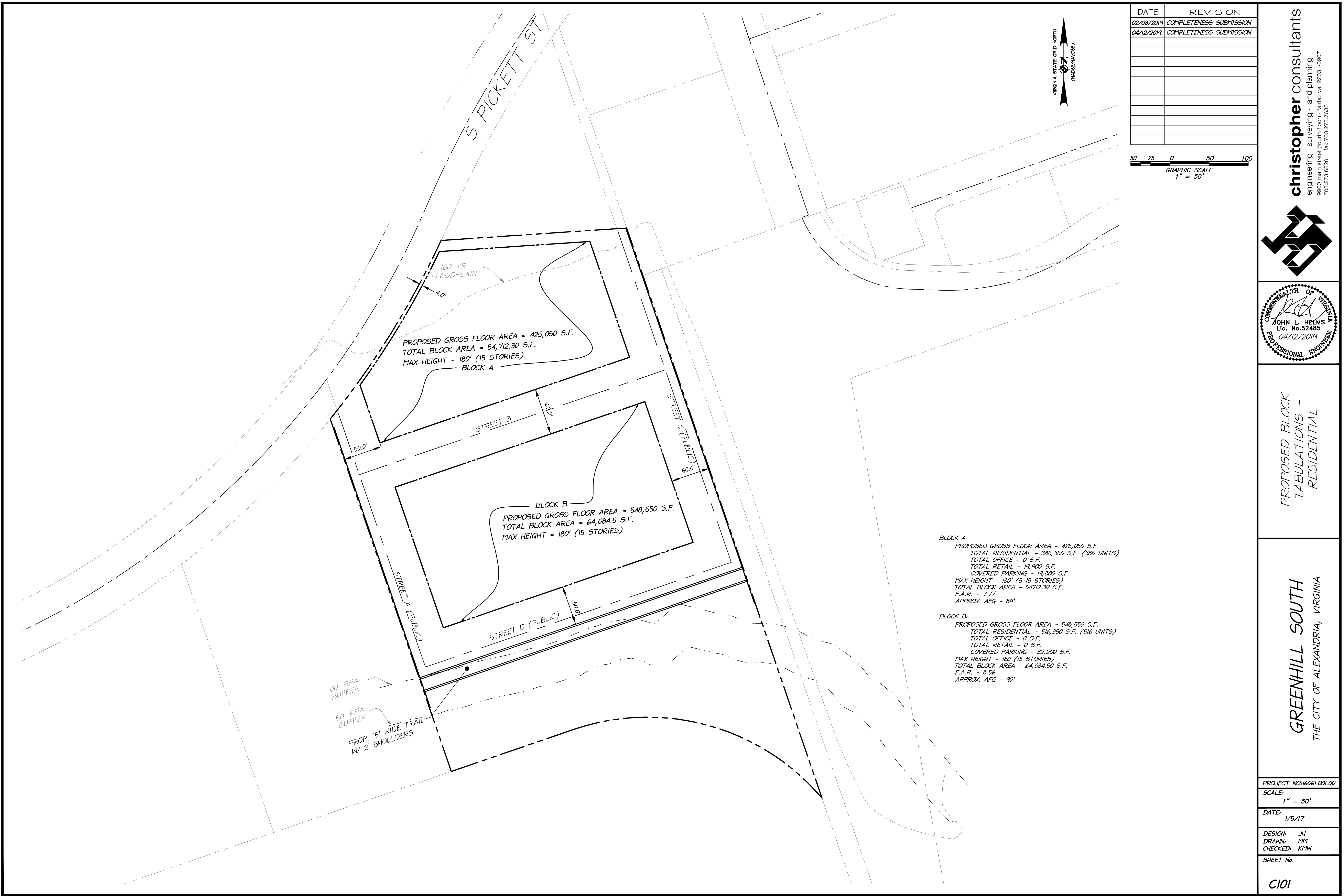
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C100





DATE	REVISION
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04/12/2019	COMPLETENESS SUBMISSION

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C6	1110.00'	269.21'	13°53'45"	135.27'	N 31°49'55" E	268.55'
C7	292.00'	350.29'	68°44'00"	199.69'	N 74°35'12" W	329.66'

NOTES:

1.) BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS IN AUGUST, 2016.

EXISTING CONDITIONS NARRATIVE

THIS SITE IS BORDERED TO THE NORTH BY S. PICKETT ST; TO THE SOUTH BY BACKLICK RUN; TO THE EAST BY ARMISTEAD BOOTHE PARK; AND TO THE WEST BY INDUSTRIAL SPACES.

THERE ARE NO LOCATIONS OF SCENIC AREAS ON SITE. NATURAL FEATURES OF THE SITE INCLUDE THE BACKLICK RUN AREA & ASSOCIATED RPA. THE CURRENT DEVELOPMENT CONSISTS OF INDUSTRIAL WAREHOUSES. IN THE FINAL DEVELOPMENT, NOTHING EXISTING WILL BE PRESERVED.

LEGEND

- 20' : EX. CONTOUR
- (Tree symbol) : EX. DECIDUOUS TREE
- : EX. STREET CENTER LINE
- - - : EX. BOUNDARY
- : EX. OVERHEAD UTILITY LINE
- : EX. STORM SEWER
- : EX. CURB & GUTTER
- SS : EX. SANITARY SEWER
- W : EX. WATER LINE (W/L)
- - - : EX. ZONE LINE
- X : EX. FENCE LINE
- (Sign symbol) : EX. SIGN
- (Manhole symbol) : EX. STORM MANHOLE
- (Grate symbol) : EX. STORM GRATE
- (Manhole symbol) : EX. SANITARY MANHOLE
- (Hydrant symbol) : EX. FIRE HYDRANT
- (Valve symbol) : EX. WATER VALVE
- (Meter symbol) : EX. WATER METER (W/M)
- (Circle with number) : EX. SANITARY STRUCTURE NUMBER
- (Circle with number) : EX. STORM STRUCTURE NUMBER
- (Circle with cross) : EX. UTILITY POLE
- (Star symbol) : EX. LIGHT POLE
- (Circle with cross) : EX. POWER UTILITY POLE
- (Line with cross) : EX. GUY WIRE

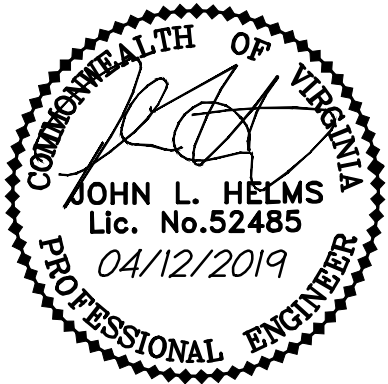
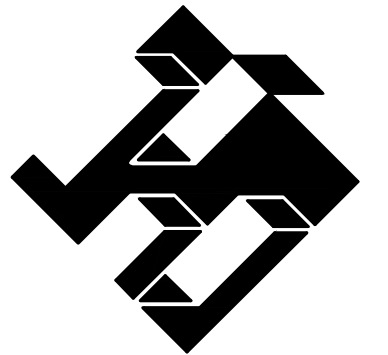


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EXISTING CONDITIONS

GREENHILL SOUTH

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:16061.001.00

SCALE:
1" = 50'

DATE:
1/5/17

DESIGN: JH
DRAWN: MM
CHECKED: KMW

SHEET No.

C200

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C6	1110.00'	269.21'	13°53'45"	135.27'	N 31°49'55" E	268.55'
C7	292.00'	350.29'	68°44'00"	199.69'	N 74°35'12" W	329.66'

NOTES:

1.) BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS IN AUGUST, 2016.

2.) EMERGENCY VEHICLE ACCESS PROVIDED BY PROPOSED STREETS AND SOUTH PICKETT STREET.

3.) SPECIFIC SQUARE FOOTAGE AND/OR USES FOR EACH BLOCK CAN BE ADJUSTED TO MOVE UP TO 30% OF EACH BLOCK'S SQUARE FOOTAGE ON 30% OF A USE TO ANOTHER BLOCK IN THE CDD.

4.) AS A MINIMUM SIDEWALK WIDTH TO MATCH THE EISENHOWER WEST SMALL AREA PLAN (SAP) STREETSCAPE DIMENSIONS.

5.) 30,000 S.F. OF SPACE CAN BE PROVIDED ON BLOCK B, AND WILL BE DETERMINED AT DSUP. IF THE 30,000 SPACE IS LOCATED HERE, IT SHALL NOT BE PROVIDED IN CDD #27.

6.) FUTURE PEDESTRIAN CONNECTION TO ARMISTEAD BOOTHE PARK TO BE DETERMINED.

LEGEND

- 20' — : EX. CONTOUR
- ☼ : EX. DECIDUOUS TREE
- — — — — : EX. STREET CENTER LINE
- — — — — : EX. BOUNDARY
- — — — — : EX. OVERHEAD UTILITY LINE
- — — — — : EX. STORM SEWER
- — — — — : EX. CURB & GUTTER
- — — — — : EX. SANITARY SEWER
- — — — — : EX. WATER LINE (W/L)
- — — — — : EX. ZONE LINE
- — — — — : EX. FENCE LINE
- — — — — : EX. SIGN
- — — — — : EX. STORM MANHOLE
- — — — — : EX. STORM GRATE
- — — — — : EX. SANITARY MANHOLE
- — — — — : EX. FIRE HYDRANT
- — — — — : EX. WATER VALVE
- — — — — : EX. WATER METER (W/M)
- — — — — : EX. POWER UTILITY POLE
- — — — — : EX. GUY WIRE
- △ : PROP. PARKING SPACES
- — — — — : PROP. RIGHT-OF-WAY
- — — — — : PROP. ROAD CENTERLINE
- — — — — : PROP. BUILDING
- — — — — : PROP. CURB
- — — — — : PROP. EDGE OF PAVEMENT
- — — — — : EX. PROPERTY LINE
- — — — — : EX. CURB
- — — — — : ENHANCED BICYCLE CORRIDOR
- — — — — : SHARED BICYCLE ROADWAY
- — — — — : POTENTIAL RETAIL/LOBBY FRONTAGE
- ★ : EX. LIGHT POLE
- ⑤ : EX. SANITARY STRUCTURE NUMBER
- ⑦ : EX. STORM STRUCTURE NUMBER
- ⊙ : EX. UTILITY POLE
- ★ : ARCHITECTURAL BREAK/VIEW CORRIDORS

PROPOSED DEVELOPMENT NARRATIVE

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF RESIDENTIAL MULTI-FAMILY UNITS OVER RETAIL/COMMERCIAL SPACE, OFFICE, POTENTIAL RELOCATION OF A CIVIC USE FROM CDD #27.

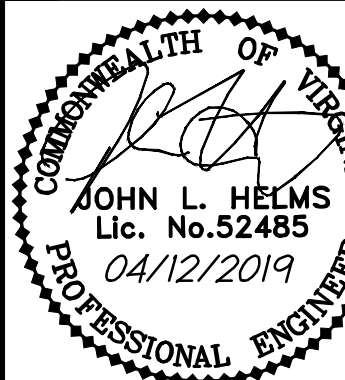
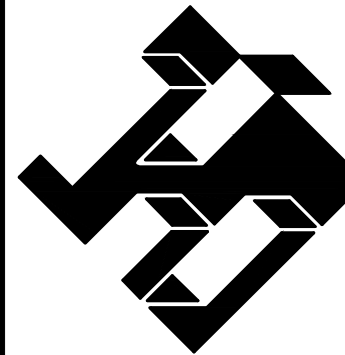
THE SURROUNDING NEIGHBORHOOD CONSISTS OF SMALL, SINGLE-LEVEL RETAIL ESTABLISHMENTS. THESE BUSINESSES WILL NOT SEE ANY ADVERSE EFFECTS DUE TO CONSTRUCTION, AND WILL BENEFIT FROM THE INCREASED DENSITY AT THE COMPLETION OF THE PROJECT.

THERE IS BACKLICK RUN TO THE SOUTH, TO THE EAST OF THE PROPERTY IS ARMISTEAD BOOTHE PARK, TO THE NORTH IS S PICKETT STREET, AND TO THE WEST IS AN INDUSTRIAL BUILDING.

ALL SURROUNDING NEIGHBORS WILL BE PROTECTED FROM CONSTRUCTION DEBRIS AND STORMWATER RUNOFF BY STANDARD EROSION AND SEDIMENT CONTROL MEASURES.

THE DEVELOPMENT WILL PROVIDE RESTORATION OF BACKLICK RUN WITHIN THE LIMITS OF THE PROPERTY AND A PEDESTRIAN TRAIL.

THE PROJECT DOES NOT PROPOSE ANY INTERIM USES, AND WILL BE PHASED DEPENDING ON THE WHEN THE OWNER CAN SETTLE THE LEASES WITH THE EXISTING TENANTS.



CONCEPTUAL SITE
PLAN

GREENHILL SOUTH
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:16061.001.00

SCALE:
1" = 50'

DATE: 1/5/17

DESIGN: JH
DRAWN: MM
CHECKED: KMW

SHEET No.

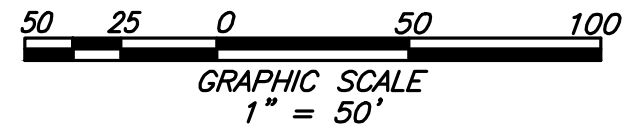
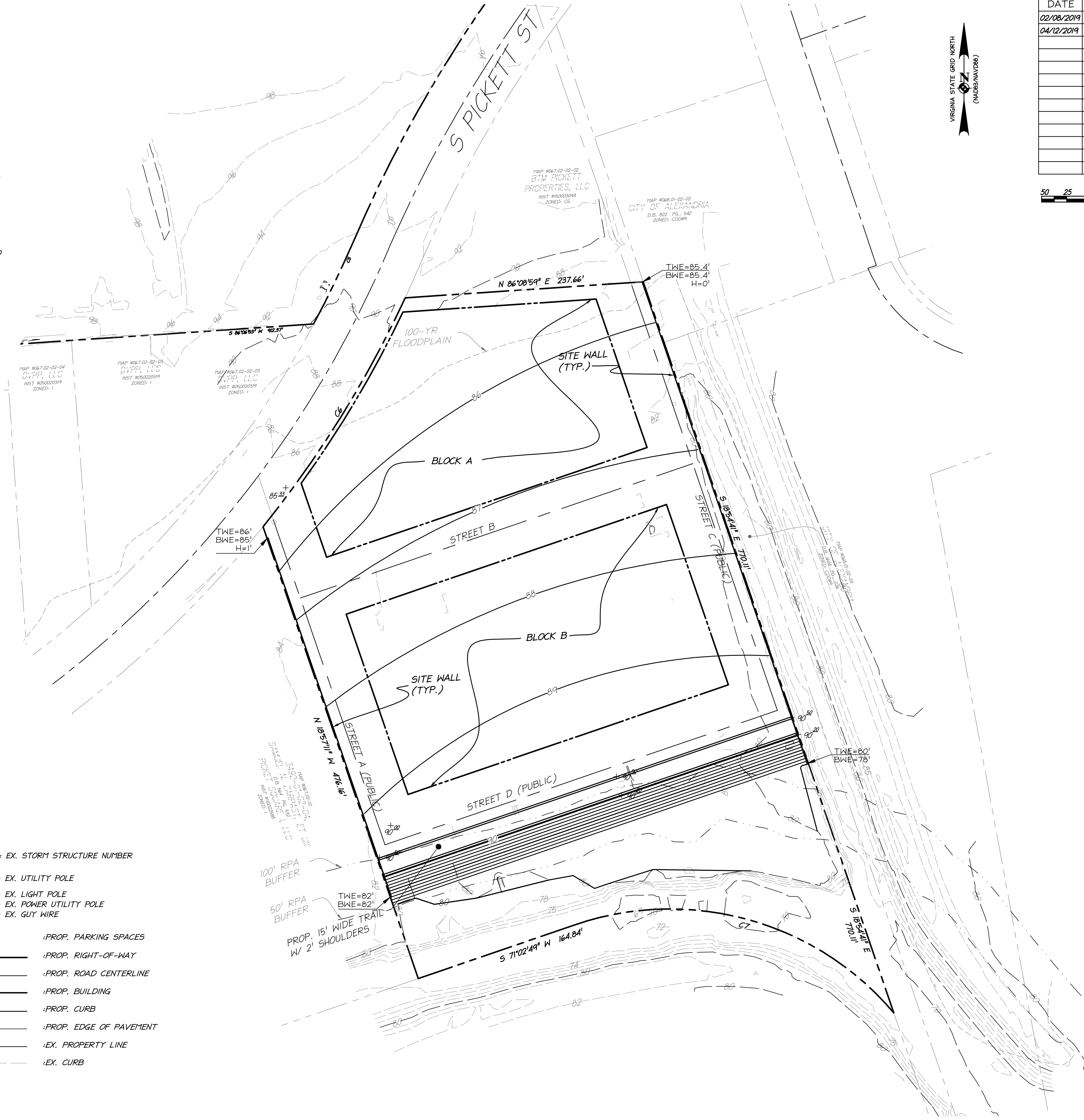
C300

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C6	1110.00'	269.21'	13°53'45"	135.27'	N 31°49'55" E	268.55'
C7	292.00'	350.29'	68°44'00"	199.69'	N 74°35'12" W	329.66'

NOTES:

- 1.) BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS IN AUGUST, 2016.
- 2.) EMERGENCY VEHICLE ACCESS PROVIDED BY PROPOSED STREETS.
- 3.) SPECIFIC SQUARE FOOTAGE AND/OR USES FOR EACH BLOCK CAN BE ADJUSTED TO MOVE UP TO 30% OF EACH BLOCK'S SQUARE FOOTAGE ON 30% OF A USE TO ANOTHER BLOCK IN THE CDD.
- 4.) AS A MINIMUM SIDEWALK WIDTH TO MATCH EISENHOWER WEST SMALL AREA PLAN (SAP) STREETScape DIMENSIONS.
- 5.) THE SITE BORDERS THE RPA FOR BACKLICK RUN. THERE WILL BE GRADING WITHIN THE RPA TO PROVIDE THE CITY REQUESTED TRAIL. NO NEW IMPERVIOUS AREA WILL BE ADDED TO THE RPA.
- 6.) FINISH FLOOR OF BUILDINGS TO BE LOCATED 1' ABOVE THE FLOODPLAIN ELEVATION.



DATE	REVISION
02/08/2019	COMPLETENESS SUBMISSION
04/12/2019	COMPLETENESS SUBMISSION

LEGEND

- 20 : EX. CONTOUR

☁ : EX. DECIDUOUS TREE

— : EX. STREET CENTER LINE

- - - : EX. BOUNDARY

DU : EX. OVERHEAD UTILITY LINE

== : EX. STORM SEWER

== : EX. CURB & GUTTER

SS : EX. SANITARY SEWER

W : EX. WATER LINE (W/L)

- - - : EX. ZONE LINE

X : EX. FENCE LINE

⬆ : EX. SIGN

⬆ : EX. STORM MANHOLE

⬆ : EX. STORM GRATE

⬆ : EX. SANITARY MANHOLE

⬆ : EX. FIRE HYDRANT

⬆ : EX. WATER VALVE

⬆ : EX. WATER METER (W/M)

⬆ : EX. SANITARY STRUCTURE NUMBER
- ⬆ : EX. STORM STRUCTURE NUMBER

⬆ : EX. UTILITY POLE

⬆ : EX. LIGHT POLE

⬆ : EX. POWER UTILITY POLE

⬆ : EX. GUT WIRE

4 : PROP. PARKING SPACES

— : PROP. RIGHT-OF-WAY

— : PROP. ROAD CENTERLINE

— : PROP. BUILDING

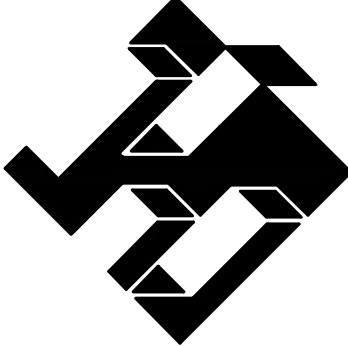
— : PROP. CURB

— : PROP. EDGE OF PAVEMENT

- - - : EX. PROPERTY LINE

- - - : EX. CURB

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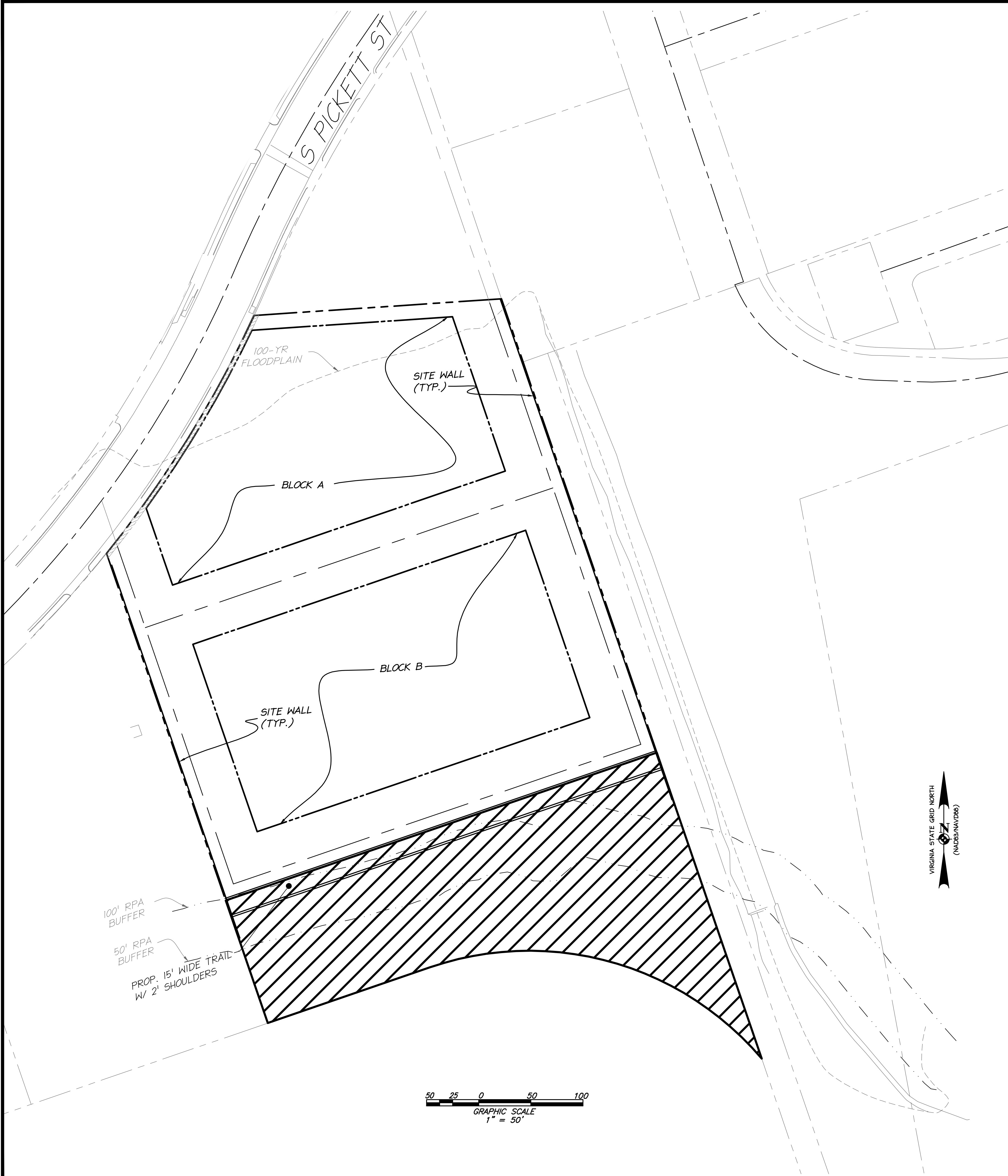


PROPOSED
GRADING PLAN

GREENHILL SOUTH
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 16061.001.00
SCALE:
1" = 50'
DATE:
1/5/17
DESIGN: JH
DRAWN: MM
CHECKED: KTW
SHEET No.

C301



LEGEND:

OPEN SPACE PROVIDED
(68,224.55 S.F. OR 1.56 AC.)

NOTE:

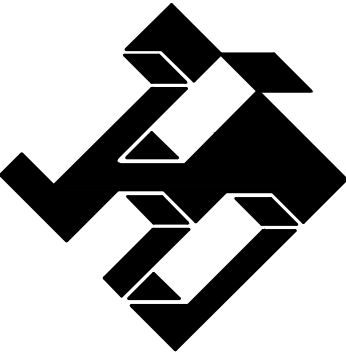
1. ADDITIONAL OPEN SPACE WILL BE PROVIDED ON THE ROOFS ONCE THE DESIGN HAS PROGRESSED.

OPEN SPACE TABULATIONS:

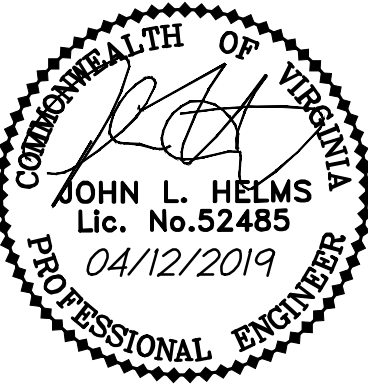
OPEN SPACE REQUIRED = 30% OF TOTAL BLOCK AREA (BLOCKS A AND B)
= 30% X (66,419+55,752) = 36,652 S.F.

OPEN SPACE PROVIDED = 68,224.55 S.F. > 36,652 S.F.

DATE	REVISION
02/08/2019	COMPLETENESS SUBMISSION
04/12/2019	COMPLETENESS SUBMISSION



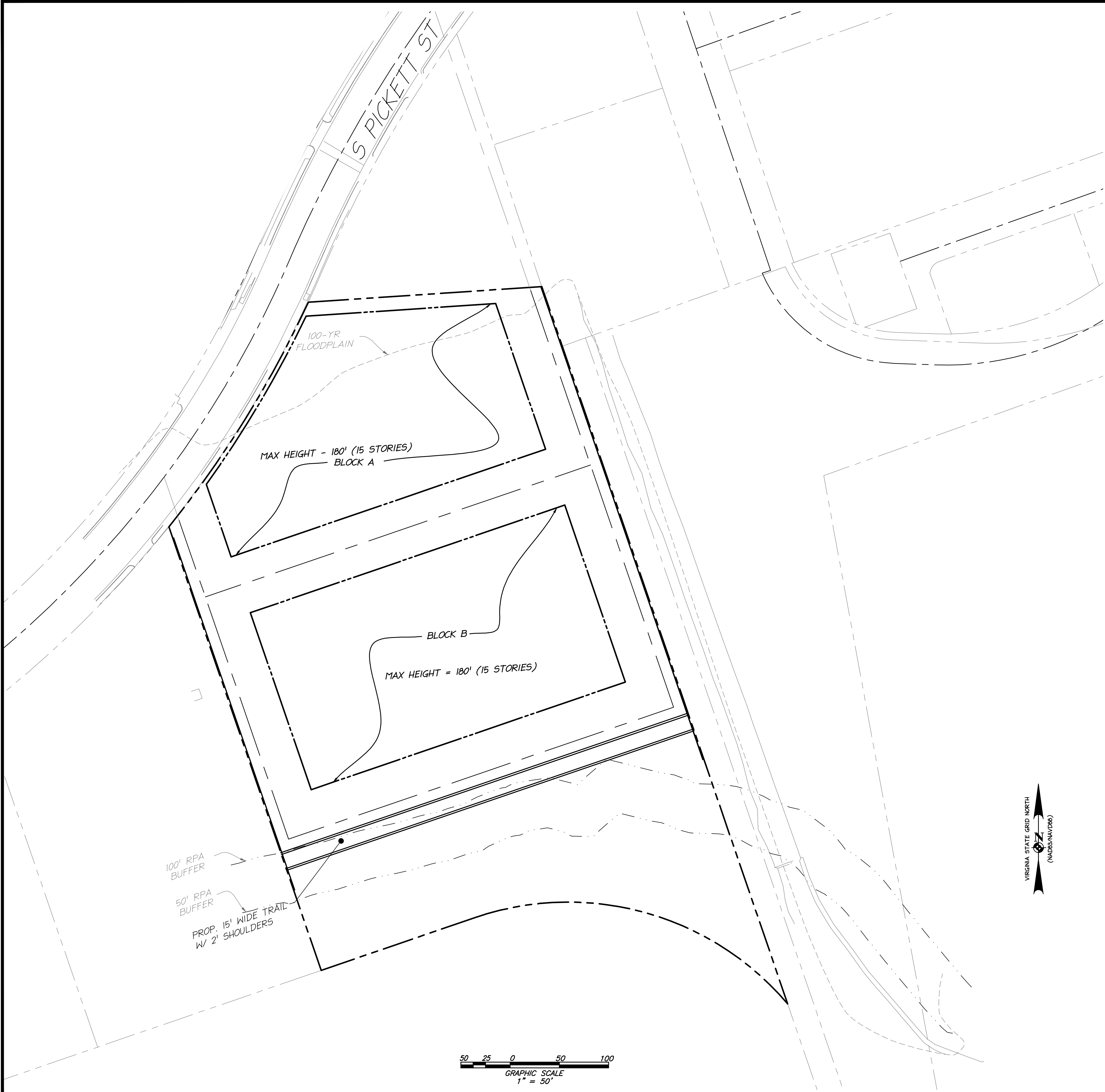
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CONCEPTUAL OPEN SPACE PLAN

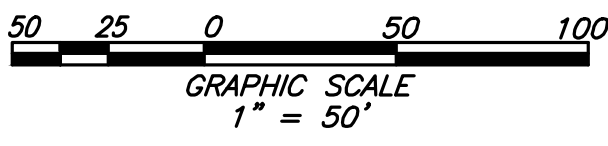
GREENHILL SOUTH
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 16061.001.00
SCALE: 1" = 50'
DATE: 1/5/17
DESIGN: JH
DRAWN: MM
CHECKED: KMW
SHEET No. C400



BLOCK HEIGHT TABULATION:

BLOCK A:	15 STORIES (180 FEET)
BLOCK B:	15 STORIES (180 FEET)



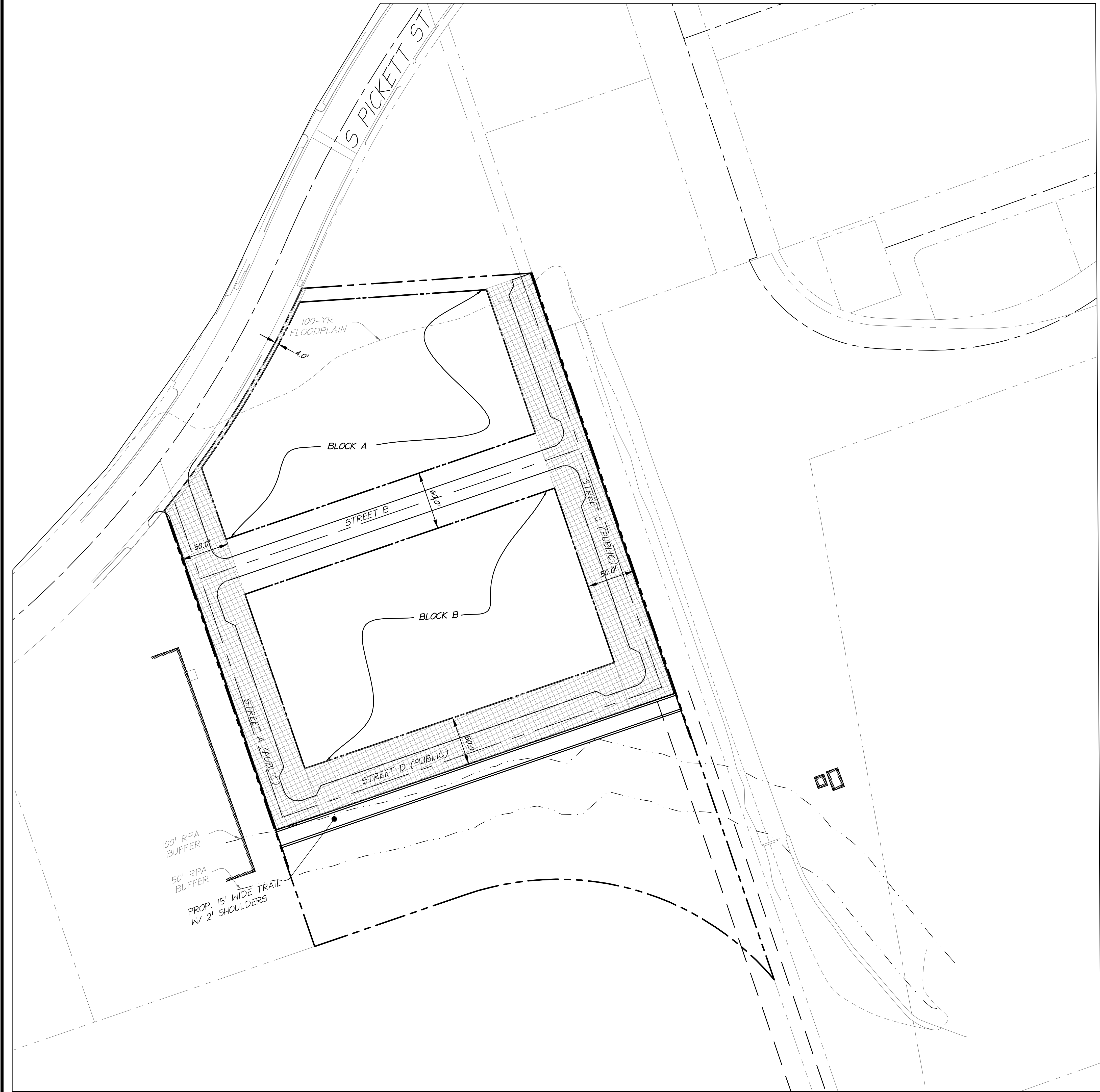
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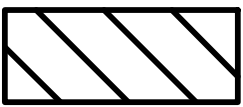
CONCEPTUAL
HEIGHT PLAN

GREENHILL SOUTH
THE CITY OF ALEXANDRIA, VIRGINIA

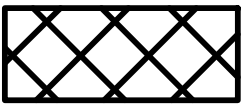
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SCALE: 1" = 50'
DATE: 1/5/17
DESIGN: JH
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CHECKED: KMM
SHEET No.
C401



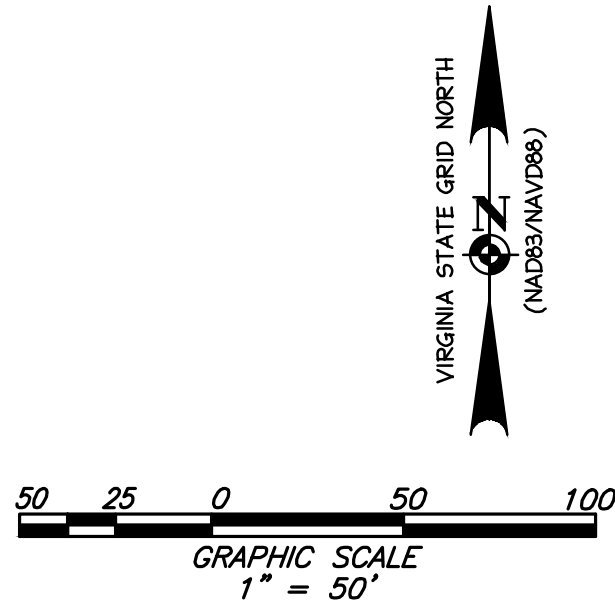
LEGEND



AREAS TO BE DEDICATED = 1088.2 S.F. OR 0.025 ACRES



PUBLIC STREET DEDICATED = 56,175.91 S.F. OR 1.29 ACRES



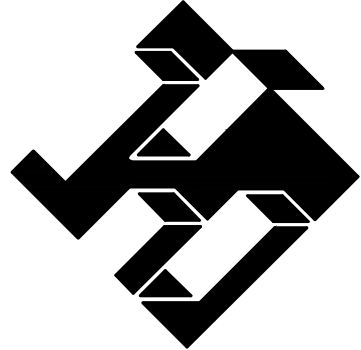
DATE	REVISION
02/08/2019	COMPLETENESS SUBMISSION
04/12/2019	COMPLETENESS SUBMISSION

christopher consultants

engineering · surveying · land planning

9900 main street (fourth floor) · Fairfax va. 22031-3907

703.273.6820 · fax 703.273.7636

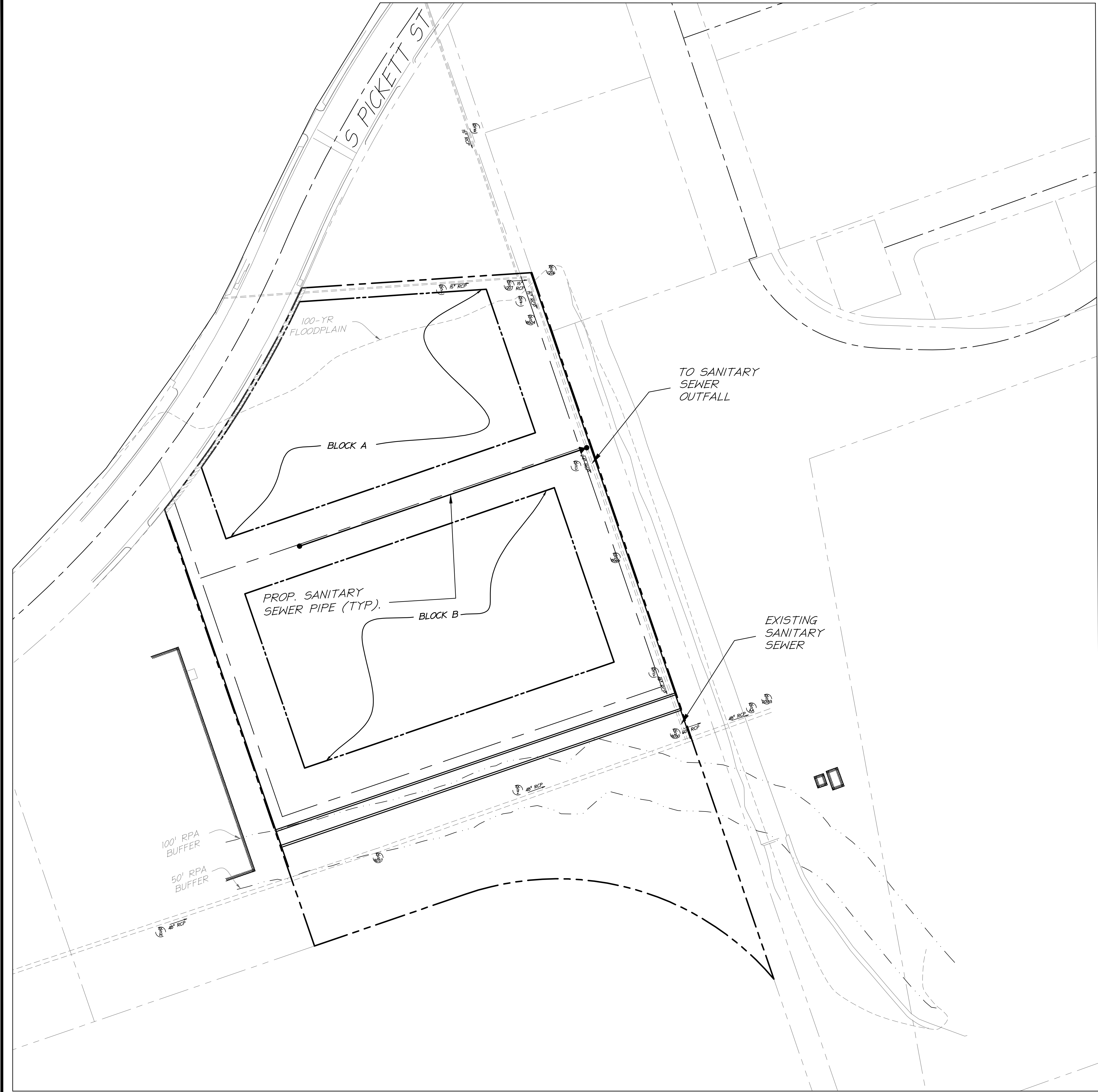


RIGHT OF WAY
DEDICATION

GREENHILL SOUTH
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 16061.001.00
SCALE: 1" = 50'
DATE: 1/5/17
DESIGN: JH
DRAWN: MM
CHECKED: KMW
SHEET No.

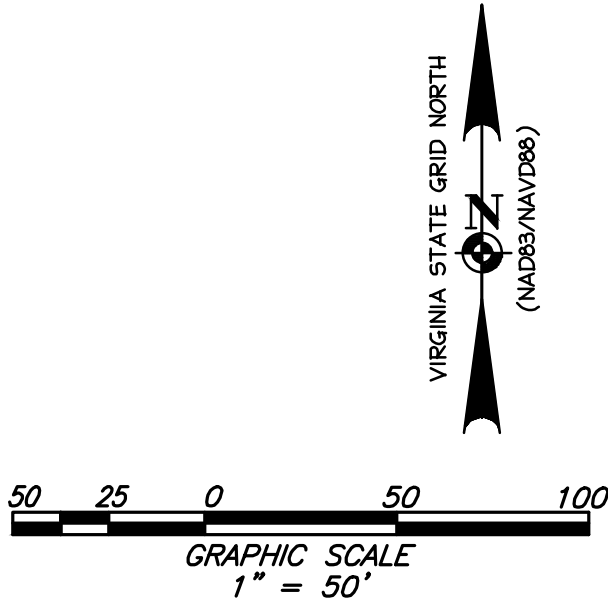
C402



NOTES:

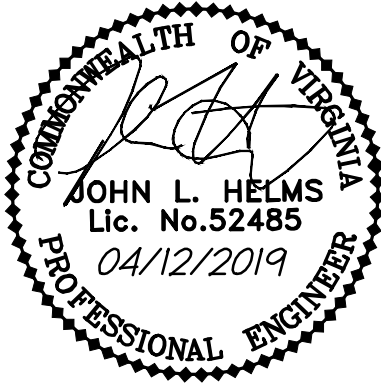
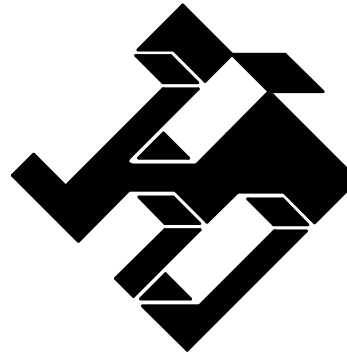
- 1.) RETAIL AND OFFICE AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 200 GPD PER 1,000 S.F. OF NET FLOOR AREA
- 2.) RESIDENTIAL AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 300 GPD PER UNIT.
- 3.) EACH RESIDENTIAL UNIT IS BASED ON A 1,000 G.S.F. FLOOR PLATE.
- 4.) SINCE EACH 1,000 S.F. RESIDENTIAL UNIT PRODUCES MORE FLOW THAN 1,000 S.F. OF OFFICE/COMMERCIAL SPACE, THE RESIDENTIAL OPTIONS HAS BEEN SHOWN TO CALCULATE THE MAXIMUM SANITARY FLOW.
- 5.) A SANITARY ANALYSIS WILL BE PERFORMED AT DSUP. ANY EXISTING PIPES THAT ARE UNDER CAPACITY WILL BE REPLACED.

DATE	REVISION
02/08/2019	COMPLETENESS SUBMISSION
04/12/2019	COMPLETENESS SUBMISSION



	RETAIL/COMMERCIAL SPACE	OFFICE/COMMERCIAL SPACE	RESIDENTIAL*	ABOVE GRADE COVERED PARKING	TOTAL**
RESIDENTIAL - GROSS FLOOR AREA	19,900 GSF	0	901,700 GSF	52,000 SF	973,600 GSF

* ASSUMES 1,000 GSF PER UNIT (901 UNITS)
SANITARY FLOW = 300 GPD/UNIT
= 300 * 901 = 270,300 GPD
SANITARY FLOW = (200 GPD/1,000 S.F.)*19,900
= (0.2) * 20,100 = 3,980 GPD
TOTAL = 274,280 GPD



SANITARY PLAN AND CALCULATIONS

GREENHILL SOUTH
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:16061.001.00
SCALE: 1" = 50'
DATE: 1/5/17
DESIGN: JH DRAWN: MM CHECKED: KMW
SHEET No.
C500